



ACTON PLANNING BOARD

Minutes of Meeting

January 4, 2011

Acton Town Hall, Faulkner Room (204)

Planning Board members Mr. Ryan Bettez (Chairman), Mr. Jeff Clymer (Vice Chairman), Mr. Ray Yacouby (Clerk), Mr. Roland Bourdon, Ms. Kim Montella, and associate member Mr. Derrick Chin attended. Also present was Planning Director, Mr. Roland Bartl.

Absent was Ms. Leigh Davis-Honn. The meeting was called to order at 7:35 PM. Ms. Margaret Woolley Busse joined the meeting at approximately 8:30 for agenda item V.

I. Citizens Concerns

None raised.

II. Consent Agenda

Consent Item A. Minutes of 12/21/2010 - not available for action.

III. Reports

No updates or reports.

IV. Public Hearing Continuation – Beacon Court Definitive Subdivision (57 Robbins Street)

Mr. Bettez opened the public hearing at 7:45 PM and offered a brief process overview. Mr. Scott Hayes, project engineer of Foresite Engineering Associates, Inc., and the applicants, Messrs. Paul Gaboury and Glenn Kaufman of Centennial Homes, LLC were present. Beacon Court is proposed as a residential compound subdivision under section 10 of the subdivision rules.

Mr. Hayes provided an update:

- The BoH has issued the septic system permits.
- The ConCom voted to issue an order of conditions.
- Will work with ConCom and NHESP on restriction for protected species habitat area.

Ms. Montella inquired:

- About the adequacy of the design for fire engines and emergency vehicles (SU-30 design vehicles).

Mr. Hayes replied that there is adequate room in the turn around, but he can make changes to address any remaining concerns. There is not much more room, if any, for widening the in/out turn west at Robbins Street. Robbins Street west has no outlet; there is little or no occasion that fire apparatus would have to make this turn. The in/out turn east at Robbins Street is adequate.

- About the septic system reserve areas in between the proposed active systems. Mr. Hayes replied that this is standard design in accordance with Title V and B.o.H. regulations.

Mr. Bettez and Mr. Bartl reviewed previous Planning Board approvals of residential compound subdivisions, where the proof plan would have required demolition of existing houses.

Ms. Kilpatrick, an abutter:

- Do waivers from the Acton subdivision rules require variances from the Board of Appeals? A: The Planning Board may grant waivers from the subdivision rules. The Board of Appeals may grant variance from the Acton zoning bylaw.
- Concerned about adequacy for emergency vehicles – emergencies do occur in the neighborhood. Snow banks in winter further restrict maneuverability.

- There should be guest parking provided.
- Can heavy trucks travel over the proposed pervious pavement? A: Yes.
- There is an area in the back near the wetlands where old debris has been found (maybe paint cans, pipes, etc.).
- Asked that sum pumps in the new houses will not discharge onto her property.

Mr. Chin asked about the proposed driveway maintenance. Mr. Bartl noted that the Engineering Department has found the applicant's proposed maintenance procedures adequate.

Ms. Montella inquired:

- To verify that all roof areas drain into the proposed dry wells. A: yes.
- Can the applicant provide a temporary fence to protect abutter's septic system? A: yes.

A motion to close the public hearing was seconded and passed unanimously.

General direction to staff: Draft approval decision with conditions (review staff comments, landscape screening to Robbins Street, temporary fence, SU-30 radii, and sump pump).

V. Acton 2010

Ms. Margaret Woolley Busse announced that there will be three public focus meeting on 3/3, 3/9, and 3/12. Discussion will focus on "Burning Issues". A preliminary list of "Burning Issues" topics is:

- Matters related to Acton/Acton schools attractiveness drawing new people into Town, demographics, taxes.
- Town character.
- Water.
- 40B/affordable housing

In discussion, Board members offered the following additional "Burning Issues" topics:

- Sustainability and how to define it.
- Ethnic diversity.
- Town services.
- Kelley's Corner.
- Walkability.

Mr. Bartl gave an overview of the GIS system on the Acton website. Board members could review the zoning map in relation to other town features. The zoning map will be a discussion topic at the next meeting.

Meeting was adjourned at 10:05pm.